

131.0

0002

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

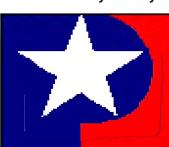
Total Card / Total Parcel

USE VALUE:

1,219,900 / 1,219,900

ASSESSED:

1,219,900 / 1,219,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
40		IRVING ST, ARLINGTON

Legal Description		User Acct
		84429
		GIS Ref
		GIS Ref
		Insp Date
		01/31/20

OWNERSHIP

Unit #:

Owner 1: GREEN DANIEL W	
Owner 2: AXELROD GAIL	
Owner 3:	

Street 1: 40 IRVING ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: PERLO DOUGLAS N & -	
Owner 2: PERLO REBECCA B -	
Street 1: 40 IRVING STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .266 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1864, having primarily Clapboard Exterior and 3403 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	Exempt
Flood Haz:	
D	
s	
t	

Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101 One Family	11595	Sq. Ft.	Site	0	90.	0.66	10									691,070						691,100	

Land Section (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
101	One Family
	11595
	Sq. Ft.
	Site

0	90.	0.66	10
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Total AC/Ha: 0.26618 Total SF/SM: 11595 Parcel LUC: 101 One Family Prime NB Desc: ARLINGTON Total: 691,070 Spl Credit: Total: 691,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style	2	Rating: Good		Full Bath: 2	A Bath:	Rating:		NEW BATH/BEDROOM ADDITION 9/96..											
Sty Ht: 2 - 2 Story				3/4 Bath:		Rating:													
(Liv) Units: 1	Total: 1			A 3QBth:		Rating:													
Foundation: 3 - BrickorStone				1/2 Bath: 1		Rating: Average													
Frame: 1 - Wood				A HBth:		Rating:													
Prime Wall: 2 - Clapboard				OthrFix:		Rating:													
Sec Wall:		%																	
Roof Struct: 5 - Mansard																			
Roof Cover: 1 - Asphalt Shgl																			
Color: BLUE																			
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID											
Grade: B - Good				Kits: 1		Rating: Good		1st Res Grid	Desc: Line 1	# Units 1									
Year Blt: 1864	Eff Yr Blt:			A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O										
Alt LUC:		Alt %:		Fpl: 1		Rating: Good		Other											
Jurisdct: G6		Fact: .		WSFlue:		Rating:		Upper											
Const Mod:								Lvl 2											
Lump Sum Adj:								Lvl 1											
INTERIOR INFORMATION				CONDO INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal 2 - Plaster				Total Units:				Interior:	1	8	4								
Sec Int Wall:		%		Floor:				Additions:											
Partition: T - Typical				% Own:				Kitchen:											
Prim Floors: 3 - Hardwood				Name:				Baths: 2003											
Sec Floors:		%						Plumbing:											
Bsmnt Flr: 12 - Concrete								Electric:											
Subfloor:								Heating:											
Bsmnt Gar:								General:											
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100		% AC: 100																	
Solar HW: NO		Central Vac: NO																	
% Com Wal		% Sprinkled																	
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 131.0-0002-0013.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	12X8	F	AV	1970	0.00	T	39.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc			
